



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
July 5, 2016 1:30pm

- 6. APPLICATION: 4178 Hoover Road | Zoning upon Annexation to PSO**
- Project Number: 201605260035
- Location: 4178 Hoover Road (160-001146)
- Proposal: To zone 4178 Hoover Road to PSO (Professional Services) upon its annexation to Grove city
- Applicant: Kacie Waugh, Clark & Waugh, LLP, 3083 Columbus, Street, Grove City, Ohio 43123

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is requesting a PSO zoning for 4178 Hoover Road upon its annexation to Grove City. The site is currently in the annexation process and would typically be brought into the city in the district most compatible district to its existing township zoning. The applicant is requesting a PSO zoning to allow the property to be redeveloped with a new office building.

The property to be zoned upon annexation is bordered to the north, south, and east by properties zoned PSO (Professional Service) and to the west across Hoover Road by properties zoned R-2 (single-family residential). Staff believes the proposed rezoning is appropriate for the area, given the existing office development in the area.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.